



This advice sheet has been developed to assist permit applicants with the preparation of Land Management Plans. These plans will either be required:

- a. to accompany planning applications that seek new development and/or the introduction of new land uses on land in rural conservation, farming or environmentally significant areas; or
- b. as a condition on a planning permit that has already been issued.

### Why are Land Management Plans required?

Rural and rural-living development and land use change can have a significant impact on the appearance, landscape character and ecological biodiversity of the Colac Otway Shire. Council is committed to achieving a sustainable balance between facilitating appropriate development and land use, and maintaining and enhancing the natural environment, as required by State and Local Planning Policy.

Land Management Plans can be applied to a range of property types, including hobby farms, bushland and agricultural land.

Broadly, the goals of the Land Management Plan are to provide for:

- the protection and enhancement of the native flora and fauna that exists on the property;
- an increase in productivity of the cleared pastured areas;
- rehabilitation of all natural features/risk areas on the property such as erosion areas and weed infestations; and
- the long term sustainability of the property.

The design process for a Land Management Plan should include the following key steps:

1. Identification and evaluation of the property and environmental assets;
2. Assessment of potential threats to those assets;
3. Goal setting and specification of actions; and
4. Implementation and monitoring of the identified actions.

**Consultation with Council's planning team and Environment Unit is highly recommended early in the process, in addition to liaison with any other agencies that may have an interest in your proposal, such as the Department of Environment and Primary Industries and Environment and Country Fire Authority.**

### What must a Land Management Plan include?

The following information is the minimum required for Land Management Plans. Additional information may be required depending on the nature of the proposal and the characteristics of the site.

#### Part A - Site Plan

- A scaled and dimensioned plan/map which will include all existing and proposed features and site information including;
  - North point;
  - Road names and vehicle access tracks;
  - Property boundary and any existing external or internal fencing;
  - Existing buildings, including sheds;
  - Easements and services (underground and overhead);
  - Building envelope (include any existing and/or proposed buildings);
  - Effluent disposal field;
  - Dams;
  - Waterways and wetlands;
  - Existing vegetation (please distinguish between indigenous and exotic vegetation);
  - CFA vehicular turning requirements (if required)

*The map/site plans must also clearly identify 'zones' on the property such as:*

- Domestic zone (including building envelopes, effluent disposal areas, landscaping, sheds and pools etc). This area is usually between 2000m<sup>2</sup> and 4000m<sup>2</sup>;
- Conservation zone (areas of environmental importance such as remnant vegetation, wetlands, waterways, or scattered trees);
- Fuel modification zone (areas covered by the Bushfire Management Overlay);
- Revegetation zone (areas that will be set aside for revegetation. This area could be part of the conservation zone);
- Timber harvesting zones/firewood collection or plantation establishment area; and
- Horticultural/Grazing zones.

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### Part B - Land Management Plan

This part of the Plan details the short and long-term land management objectives for the entire property, such as the development of a plantation for firewood harvesting, fencing off all remnant vegetation from stock and setting set out a weed control program, including the timeframes for undertaking these actions. The Land Management Plan must be in a report format ( 3 copies to be provided ) and include:

- Site description:**
  - Address
  - Existing and proposed land use ( e.g. dairy farming, cropping, conservation etc )
  - The uses of adjoining properties ( e.g. beef farm, winery, National Park etc )
- List of the objectives for the property:**
  - How would you like your property to be managed in the future?
  - Where you would like to extend areas of native vegetation, protect areas of grazing, and the location of any proposed sheds, buildings etc.
  - Your objectives of the property will reflect your zones marked on the site plan.
- A description of native plant and animals on site and in the area:**
  - List the existing native vegetation species on site, including the Ecological Vegetation Class, EVC (this can be found on the interactive biodiversity website of the Department of Environment and Primary Industries (DEPI) <http://mapshare2.dse.vic.gov.au/MapShare2EXT/imf.jsp?site=bim> ), including any significant flora, its location and condition. Please include the bioregional conservation significance of the vegetation on site which can also be found on the DEPI website;
  - List all revegetation species to be established on site; and
  - List any known wildlife species that are present on the site and their conservation significance.
- A description of the site outside the native vegetation areas:**
  - Describe any waterways, wetlands, springs, saline or eroding areas and how they will be protected and/or enhanced; and
  - Describe any existing pasture areas located on the property including areas that are either grazed or proposed for grazing.
- Wildfire Management:**  
Describe how fire safety issues will be addressed ( where appropriate, refer to the Bushfire Management Overlay in the Colac Otway Planning Scheme ).
- Identification of Land Management Issues:**  
Potential threats to your objectives and the environmental values on the site including threats such as: pest plants and animals; grazing in areas of vegetation or in waterways/waterlogged areas; feral animals ( cats, rabbits, foxes etc ); wildfire; domestic animals ( pets interfering with wildlife ); erosion/loss of top soil; and overgrazing.
- Goal setting and specification of actions and implementation and monitoring of the identified actions.**

Zone	Proposed activity	Timeframe
Example 1: Conservation zone B	Fence the north east corner of Conservation Zone B from stock access	December 2014
Example 2: Conservation zone A and B	Annually control all environmental and noxious weeds within Conservation Zone A and B	On-going
Example 3: Domestic Zone	Annually undertake a clear up of the ground fuel as per the WMO requirements	On-going

It is recommended that land management plans are prepared by suitably qualified environmental professionals.

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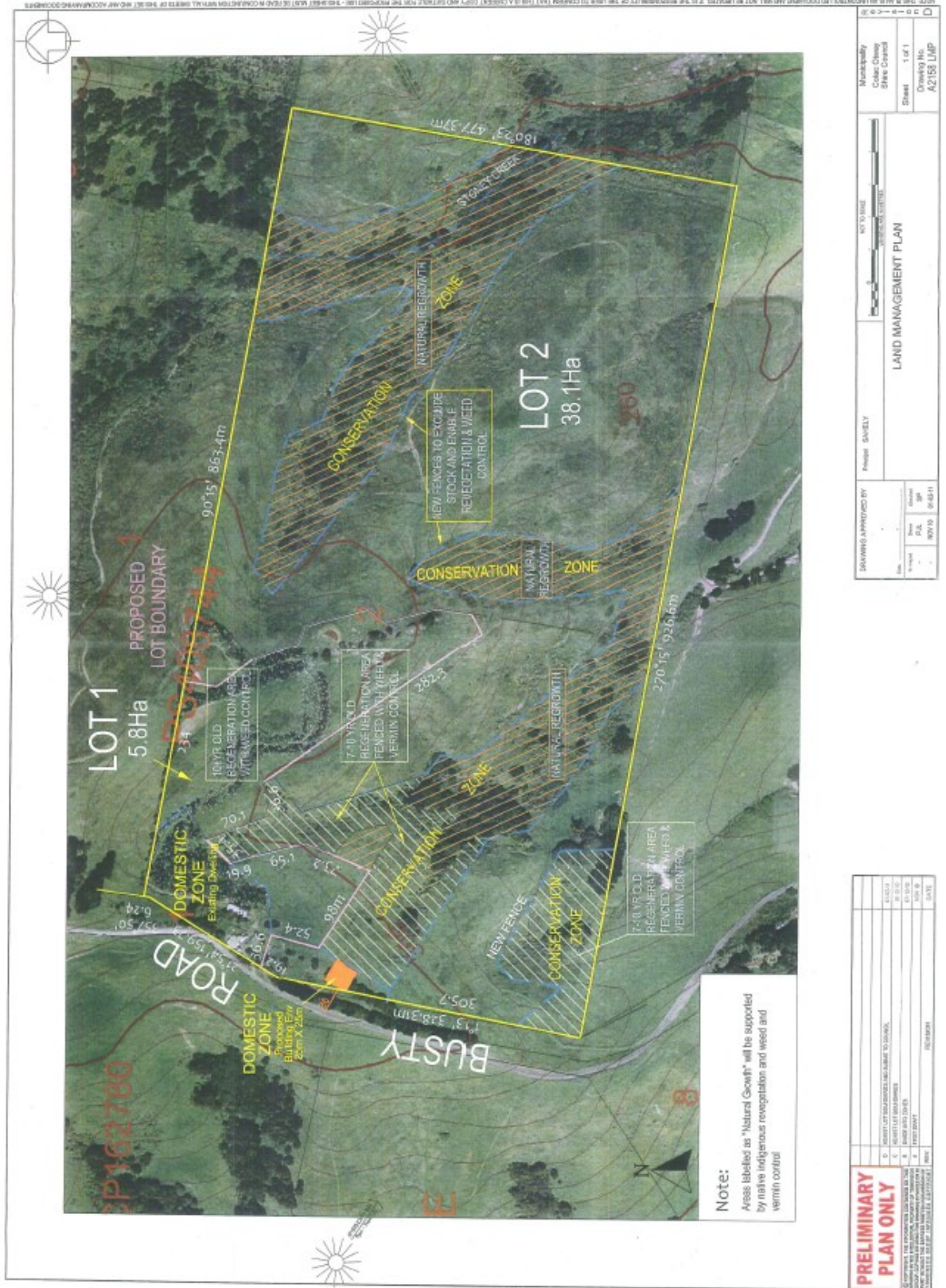
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### Example of a site plan for a Land Management Plan



# PLANNING INFORMATION

## Land Management Plans



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